

2012
ANNUAL REPORT

COLUMBIA CITY/WHITLEY COUNTY
JOINT PLANNING & BUILDING
DEPARTMENT

COUNTY-WIDE VITAL STATISTICS

BUILDING

BUILDING PERMITS ISSUED: 671	NEW HOMES CONSTRUCTED: 45
INSPECTIONS COMPLETED: 2,734	NEW COMMERCIAL BUILDINGS: 8
BUILDING DEPARTMENT MILEAGE: 29,978	DEMOLITION PERMITS ISSUED: 11
UNSAFE BUILDING VIOLATIONS: 8	UNSAFE BUILDING ORDERS ISSUED: 1

PLANNING

IMPROVEMENT LOCATION PERMITS ISSUED: 429	MOBILE HOME RENEWALS: 11
POND PERMITS ISSUES: 9	CODE VIOLATION NOTICES: 5
PLAN COMMISSION/BZA APPLICATIONS: 11/51	PUBLIC HEARINGS HELD: 34

TOTAL DEPARTMENT FEES COLLECTED: \$ 69,777.42

DEPARTMENT EMPLOYEES

Executive Director.....David M. Sewell, AICP
 Chief Building Inspector.....Craig W. Wagner, CBI
 Office Administrator.....Deanna Pepler (Resigned 8/21/12)
 Office Administrator.....Angela Campbell (Began 10/29/12)
 Assistant PlannerCathy Gardner
 Secretary(part-time)Tammy Rumsyre
 Building Inspector(part-time).....Daniel Bishop
 Building Inspector(part-time).....Allen McCoy

220 W. Van Buren Street
 Suite 204
 Columbia City, IN 46725
 phone: (260) 248-3112
 fax: (260) 248-3157
 e-mail: wcplanning@whitleygov.com

What we do

In 1987, the Joint Planning and Building Department was created, combining the offices of the Columbia City and Whitley County Plan Commissions.

Current responsibilities of the office, which has planning/zoning/building jurisdiction over the City of Columbia City, unincorporated County, and the Towns of Churubusco, Larwill, and South Whitley are:

- * review all rezoning, special exception, variance, and subdivision applications that are filed - prepare staff reports, attend board and commission meetings to provide advice and recommendations
- * prepare amendments to codes and ordinances to maintain compliance with state law, to expedite review of development proposals, and to improve the quality of life in the county
- * review and issue building permits, schedule and complete inspections, prepare violation notices, complete reinspections
- * conduct unsafe building inspections and enforce through courts
- * review development plan applications for all new commercial and industrial projects
- * assist Whitley County Economic Development on economic development activities
- * administer flood plain program for County
- * assist citizens, developers, attorneys, realtors on planning/zoning/building/development questions

2012 COMMISSION/BOARD MEMBERS

Churubusco Plan Commission

Vince McEntee, Chairman

Churubusco BZA

Debra Rohrer, Chairman

Brenda Saggars, Vice-Chairman
Ken Bultemeier
Jack Burks
Jeremy Hart
Alan Malcolm
Bob Martin
Pat Stanford
Donna Tom

Columbia City Plan Commission

Doug Graft, Chairman
Jeff Walker, Vice-Chairman
Scott Allison
Jon Kissinger
Don Langeloh
Dennis Warnick
Dan Weigold
Larry Weiss
Jacie Worrick

South Whitley Plan Commission

Anna Simmons, Chairman
James Yeager, Vice-Chairman
Marcia Clupper
Michael Krause
George Roth
Randy Simpson
Steve Smith
Tony Starkey

Whitley County Plan Commission

Brandon Forrester, Chairman
Dave Addison, Vice-Chairman
Doug Wright, Secretary
Bill Auer
John Johnson
Kenny Kerch
Paula Reimers
Dave Schilling (Removed 9/15/12)
George Schrupf
Brad Wolfe

Vince McEntee, Vice-Chairman
Roger Bayford
Ken Bultemeier
David Crabill

Columbia City BZA

Anthony Romano, Chairman
Dwayne Knott, Vice-Chairman
Marquis Jones
Jon Kissinger
Dennis Warnick

South Whitley BZA

Randy Cokl, Chairman
Judy Earnhart, Vice-Chairman
Frank Baldrige
James Yeager
Joel Yeager

Whitley County BZA

Danny Wilkinson, Chairman
Dave Schilling, Vice-Chairman (Removed 9/5/12)
Bill Auer, Secretary
Tim Denihan
Will Klein
Doug Wright

Joint Advisory Board

Kim Wheeler, Chairman
Mayor Ryan Daniel, Vice-Chairman
Jim Bayman
Brandon Forrester
Don Langeloh
Nicole Penrod
George Schrupf

2012 ACCOMPLISHMENTS

◆ Planning –

- ◆ Reviewed Development Plan applications for approval by the Whitley County Plan Commission Development Plan Committee.
- ◆ Reviewed Development Plan applications for approval by the Columbia City Plan Commission Executive Committee, and the Churubusco Plan Commission Executive Committee.
- ◆ Assistance to the Town of Churubusco in administering Zoning and Subdivision Ordinance enforcement and staff assistance to Churubusco Plan Commission and Board of Zoning Appeals, and utility project reviews.
- ◆ Assistance to the Town of South Whitley in administering Zoning and Subdivision Ordinance enforcement and staff assistance to South Whitley Plan Commission and Board of Zoning Appeals, and utility project reviews.
- ◆ Assisted the Whitley County Plan Commission in finalizing the review and amendment of the Whitley County Zoning Ordinance, regulating wind energy conversion systems. 5.20 Wind Energy Conversion System (WECS) Overlay District adopted by the Board of County Commissioners, August 6, 2012.
- ◆ Participated with FEMA and IDNR in a community Resilience Meeting to establish mitigation strategies to reduce risks of flooding and other natural hazards.
- ◆ Assisted the Whitley County Economic Development Corporation on industrial prospects analysis and community information updates.
- ◆ **Building** -
- ◆ Assisted/resolved various unsafe building issues for the County and the towns of Churubusco, Larwill and South Whitley.
- ◆ Maintained on-time inspection schedules while working with reduced part-time building inspector availability.
- ◆ Cooperated with the Insurance Services Office (ISO) to improve the building department's Building Code Effectiveness Grading Schedule Classification.
- ◆ The Chief Inspector assisted the Indiana Fire and Building Safety Commission's staff in the final preparation of the new residential code energy chapter.
- ◆ Upgraded the department's library of codes with the addition of new residential code energy chapter, commercial plumbing code, fire suppression system standards (NFPA 13 and 13R) and new General Administration Rules (GAR) of the Commission.
- ◆ The Chief Inspector taught the Indiana Association of Building Officials' code update class for local and State inspectors on the new Indiana Plumbing Code.
- ◆ Department's replacement vehicle purchased by the County reduced fuel consumption for the primary inspector's car by nearly 45%.
- ◆ Assisted the Local Emergency Planning Committee with a structural review for earthquake resistance of potential emergency shelter structures throughout the county.

- ◆ Northeastern Indiana Association of Building Officials meetings, which included 22 departments, and Local and State Building and Fire Inspectors. The meetings feature code training sessions, open session code enforcement discussions and presentations by construction industry suppliers and manufacturers. The department hosted Building and Fire Inspectors from Northern and Central Indiana for ICC Code Certification tests in 2012. The department is 1 of 2 pencil and paper testing sites in Indiana.
- ◆ Mr. Wagner served as Code Seminar Instructor. He served as the leader of the building inspectors on the Indiana Residential Code Review Committee.
- ◆ Unsafe Building Order issued to the owners of the former Kent Theater in South Whitley.

◆ ONGOING PROJECTS

- ◆ Economic Development projects – all jurisdictions
- ◆ Downtown improvement and revitalization – South Whitley
- ◆ Comprehensive Plan review – South Whitley
- ◆ Subdivision Control Ordinance review and update – Whitley County
- ◆ Zoning Ordinance amendments – Whitley County
- ◆ Utility Improvement projects – all jurisdictions

PLAN COMMISSION / BZA APPLICATIONS

CHURUBUSCO

Development Plan Review	1
Rezoning	0

Special Exception	3
Subdivision	1
Subdivision Replat	0
Variance	1
Zoning Ordinance Amendment	0

- The Churubusco Board of Zoning Appeals granted a Variance of the setback requirements and Special Exceptions for the Smith Township Fire Station, beauty/barber shop and a bait shop.
- The Churubusco Plan Commission granted approval of a 1-lot subdivision which contains 2.11 acres and is known as Fawn Crossing. Development plan review was given for the Smith Township Fire Station.

COLUMBIA CITY

Advisory	1
Development Plan Review	1
Rezoning	1
Special Exception	6 (1 Withdrawn)
Subdivision	0
Subdivision Replat	0
Variance	2
Zoning Ordinance Amendment	1

- The Columbia City Plan Commission reviewed the development plan for 1st Source Bank, and recommended the rezoning of 1.492 acres for SDS Communications by reclassifying from the A-1, Agricultural District to the GB, General Business District
- A Zoning Ordinance amendment of Chapter 8, Floodplain Standards was approved.
- The Columbia City Board of Zoning Appeals approved Variances of the setback requirements and Special Exceptions were approved for a trucking company, equipment rental, 2 recycling/transfer facilities and an expansion of a home occupation auto business.

COUNTY

Advisory	3
Rezoning	2
Special Exception	10 (1 Denied)
Subdivision	4
Subdivision Replat	0
Variance	29 (1 Denied)
Zoning Ordinance Amendment	1

- The Whitley County Plan Commission granted plat approval for 4 subdivisions which totaled 7 residential lots and contained 25.54 acres. Development plan review was given to City Ford and Rail Connect Business Park, who also received secondary plat approval.
- Zoning Ordinance amendments were approved which included; 5.9 Floodplain Standards, 5.10 Parking Standards, 5:18 Manufactured Home Standards and Chapter 3, Agricultural District.
- The Commission recommended the rezoning of .31 acre in Larwill for Kim Reiff reclassifying from the GC, General Commercial District to the VC, Village Commercial District, and recommended the rezoning of 1.1 acres for Community Action of NE Indiana reclassifying from the IPM, Industrial/Park Manufacturing District to the GC, General Commercial District.
- The Whitley County Board of Zoning Appeals approved Special Exceptions, which included farm equipment repair/service, second dwelling units, home occupation gunsmithing sales/service, and an Amish school. Variances approved were of the setback requirements.

SOUTH WHITLEY

Advisory	0
Rezoning	0
Special Exception	0
Subdivision	0
Variance	0
Zoning Ordinance Amendment	0

- The South Whitley Plan Commission held meetings to discuss the future plans for the town. Several citizen input meetings were held to gather ideas and suggestions for projects and improvements to the community.

CONSTRUCTION ACTIVITY – CHURUBUSCO

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	0	\$ 0
Multi-Family Dwellings	0	0
Manufactured/Mobile Homes	0	0
Residential Additions	2	23,000
Residential Accessory Buildings	5	64,500
Agricultural Buildings	0	0

Commercial/Industrial	0	0
Commercial/Industrial Additions	0	0
Institutional	1	1,500,000
Institutional Additions	1	4,775,000
Miscellaneous	26	553,965
TOTAL	35	\$ 6,916,465

- ◆ Construction of the Smith Township Fire Station and a major renovation project of Smith Green Community Schools began in 2012.

CONSTRUCTION ACTIVITY - COLUMBIA CITY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	8	\$ 1,712,000
Two Family/Multi Family	2	279,000
Manufactured/Mobile Homes	1	5,000
Residential Additions	16	306,250
Residential Accessory Buildings	16	379,700
Agricultural Buildings	1	3,000
Commercial/Industrial	3	836,000
Commercial/Industrial Additions	1	20,000
Institutional	0	0
Institutional Additions	0	0
Miscellaneous	129	2,693,611
TOTAL	177	\$ 6,234,561

- ◆ Commercial construction projects and expansions for 2012 included: 1st Source Bank, Morsches Lumber and expansions of Bob Evans, Novae Corporation, Del Fuego, Summit Hearing Solutions, Elks, Speedway, LLC, Wireless Zone, Holmes Lumber, Shear Envy & OmniSource Corporation. Renovation phases continued on Eagle Tech Academy and Columbia City's water pollution control facility.

CONSTRUCTION ACTIVITY - COUNTY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	36	\$ 8,198,000
Manufactured/Mobile Homes	10	682,000
Residential Additions	64	2,519,700
Residential Accessory Buildings	119	3,137,200
Agricultural Buildings	13	1,632,500
Commercial/Industrial	5	6,988,000

Commercial/Industrial Additions	2	914,000
Institutional	2	60,000
Institutional Additions	0	0
Ponds	9	116,500
Miscellaneous	168	2,501,565
TOTAL	428	\$26,632,965

- ◆ Construction projects and expansions in 2012 for the County included: City Ford, Indiana Material Processes, Steel Dynamics, Inc., Fort Wayne Metals, City Chevrolet, PDQ Workholdings, Whitley Environmental, Cidermill Propane and WA Jones.

CONSTRUCTION ACTIVITY - SOUTH WHITLEY

	<u>NUMBER OF PERMITS</u>	<u>ESTIMATED VALUE OF CONSTRUCTION</u>
Single Family Dwellings	1	\$ 76,000
Two Family/Multi Family Dwellings	0	0
Manufactured/Mobile Homes	1	7,200
Residential Additions	2	3,200
Residential Accessory Buildings	9	83,475
Agricultural Buildings	0	0
Commercial/Industrial	0	0
Commercial/Industrial Additions	0	0
Institutional	0	0
Institutional Additions	0	0
Miscellaneous	27	117,250
TOTAL	40	\$ 287,125

CONSTRUCTION ACTIVITY - COUNTY-WIDE

	<u>2011</u>		<u>2012</u>	
	PERMITS	<u>EST. VALUE OF CONSTRUCTION</u>	PERMITS	<u>EST. VALUE OF CONSTRUCTION</u>
Single Family Dwellings	54	\$10,616,500	45	\$ 9,986,000
Two Family	0	0	2	279,000
Multi-Family	0	0	0	0
Manufactured Homes	4	229,000	6	653,000
Mobile Homes	5	305,000	6	41,200
Residential Additions	49	2,620,300	84	2,852,150
Residential Accessory Buildings	134	2,663,850	149	3,664,875
Agricultural Buildings	11	1,266,500	14	1,635,500

Commercial/Industrial	5	5,845,000	8	7,824,000
Commercial/Industrial Additions	7	4,020,000	3	934,000
Institutional	0	0	3	1,560,000
Institutional Additions	0	0	1	4,775,000
Miscellaneous	280	5,271,485	350	5,866,391
TOTAL	549	\$32,837,635	671	\$40,071,116

RESIDENTIAL DWELLINGS - TOWNSHIP

	<u>SINGLE-FAMILY</u>	<u>TWO-FAMILY</u>	<u>MULTI-FAMILY</u>	<u>MANUFACTURED</u>	<u>MOBILE HOME</u>
CHURUBUSCO					
CLEVELAND	2 - \$758,000			1 - \$107,000	1 - \$17,000
COLUMBIA	9 - \$2,065,000			1 - \$110,000	
COLUMBIA CITY	8 - \$1,712,000	2 - \$279,000			1 - \$5,000
ETNA-TROY	4 - \$831,000				
JEFFERSON	5 - \$937,000				
RICHLAND	2 - \$340,000			1 - \$141,000	
SOUTH WHITLEY	1 - \$76,000				1 - \$7,200
SMITH	4 - \$763,000			1 - \$70,000	1 - \$2,000
THORNCREEK	7 - \$1,891,500			1 - \$150,000	
UNION	3 - \$612,500			1 - \$75,000	1 - \$2,500
WASHINGTON					1 - \$7,500
TOTAL	45 - \$9,986,000	2 - \$279,000		6 - \$653,000	6 - \$41,200

YEARLY COMPARISONS

	<u>2011</u>	<u>2012</u>
BUILDING PERMITS		
Churubusco	37	35
Columbia City	144	177
County	329	419
South Whitley	39	40
TOTAL	549	671

	<u>2011</u>	<u>2012</u>
IMPROVEMENT LOCATION PERMITS		
Churubusco	25	19
Columbia City	79	96
County	228	294
South Whitley	25	20
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TOTAL	357	429
 INSPECTIONS COMPLETED		
	2,369	2,734
 NEW HOMES CONSTRUCTED		
Churubusco	4	0
Columbia City	19	8
County	31	36
South Whitley	0	1
 PLAN COMMISSION/BZA APPLICATIONS		
Churubusco	3	6
Columbia City	6	10
County	48	46
South Whitley	2	0

FEES COLLECTED

CHURUBUSCO

Planning Fees	\$ 1,101.75
Building Fees	\$ 3,276.00

COLUMBIA CITY

Planning Fees	\$ 3,665.42
Building Fees	\$ 9,686.00

COUNTY

Planning Fees	\$ 13,545.57
Building Fees	\$ 34,369.68

SOUTH WHITLEY

Planning Fees	\$ 2,875.00
Building Fees	\$ 1,258.00

TOTAL \$ 69,777.42

Note: Total fees collected of \$ 69,777.42 accounted for 36% of the total Department budget expenditures. Fees for 2011 totaled \$67,609.43, which accounted for 37%.